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VICKI THOMPSON

**ROOM TO GROW:** Joe Morris, president of TenCate Advanced Composites, said market demand is pushing the expansion.

## Thermoplastics manufacturer ramps up in South County

BY MARY ANN AZEVEDO

TenCate Advanced Composites is more than doubling its presence in Morgan Hill.

The thermoplastic composites manufacturer is building out 70,000 square feet of manufacturing, research and development labs and office space at a site adjacent to its existing headquarters at 18410 Butterfield Blvd.

four to six months to complete.

Toeniskoetter closed on the purchase about 4½ weeks after going into contract, according to Krouskup.

"We didn't think (Toeniskoetter and the bank) could make it happen from a timing standpoint," Morris said.

Toeniskoetter Construction Inc. will be managing the tenant improvements, with occupancy of the expanded manufacturing floor planned for mid-December. Phase two of the build-out will begin in Jan. 1, 2012, for executive and administrative staff office space.

About 115 people work in TenCate's existing space. About 25 of those workers will move to the new facility, and the company plans to hire at least another 15 employees over the next year.

### REAL ESTATE DIGEST

TenCate Advanced Composites is a division of TenCate, a \$1.3-billion Netherlands-based international public company founded more than 300 years ago. It produces mainly thermoplastic and thermoset composites for the aerospace industry. Because of the composites durability, thermoplastic composites can also be used in high-end industrial markets such as oil and gas and transportation.

Joe Morris, president of TenCate Advanced Composites, said strong demand drove the need for more space.

"Our market is really demanding the expansion, and we need to be really aggressive on the timeline for our customers," he said. Customers include Lockheed Martin Corp. and The Boeing Company.

TenCate decided to lease the facility and 2.5 acres of land next to its current 66,000-square-foot space from San Jose-based Toeniskoetter Development after the developer proposed buying the site from Towa America Corp., a Japanese manufacturing and sales company.

Toeniskoetter President and CEO Brad Krouskup led the company's acquisition of the property, secured financing with Comerica Bank and began planning for tenant improvements in less than three months' time – a process he said can normally take about

### Grilling in NorCal

The Habit Burger Grill is expanding in the Bay Area with its first location in Silicon Valley.

The 40-year-old Santa Barbara-based chain is planning to open new restaurants in Sunnyvale and Pleasanton. Its only Bay Area location is in Walnut Creek.

The Habit has leased 2,103 square feet of space at the Sunnyvale Shopping Center at 144 W. El Camino Real.

Annie Jabuka and Michael Seigel of Terranomics Retail Services represented The Habit in its lease of that space from The Leung Trust.

The Habit has also leased 2,205 square feet of space at the Pleasanton Gateway Shopping Center.

Jabuka and John Schaefer of Terranomics represented the chain in that lease from Property Development Centers LLC.

The Habit also has locations in Sacramento, Fresno, San Luis Obispo, Orange County, San Diego, and Arizona.

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